

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – OCTOBER 20, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, October 20, 2004, at the Township Municipal Building by Chairman Larry Smith.

Present: Dick Rodenbach, Jim Connor, Dave Gordon, Larry Smith, Dave Johnson, Matt Connell, Atty. Tim McManus, Engineer Chris McDermott, and Planning Director David Albright.

Absent: Chris Eckert

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

**Minutes.** On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve the minutes of the September 15, 2004 meeting with the following corrections: Under “Minutes”, it should read seconded by Dick Rodenbach. Under “Kal-Tac Inc”, it should read on motion made by Dave Johnson. (6-0)

**Submittals:**

Effort Mini Storage (Preliminary & Final Land Development) Niclaus Engineering. Atty. McManus said this plan should be labeled Land Development and Lot Line Combined Plan. Engineer McDermott said he recommends the plan for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 10/5/04) (Received 10/5/04)

Claude Possinger & Gary Rotondella. (Lot Line Adjustment) Effort Associates. Engineer McDermott said he recommends the plan for acceptance. On motion made by Jim Connor, seconded by Matt Connell it was voted to accept this plan for review. (6-0) (Plan date 8/27/04) (Received 10/5/04)

Western Pocono Community Library (Minor Subdivision) Niclaus Engineering. This is a 10.08 acre parcel, they will subdivide two acre off with the dwelling on it. The remaining eight ac will be developed into soccer fields. The plan scale needs a waiver. Engineer McDermott said he recommends the plan for acceptance. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 9/30/04) (Received 10/5/04)

Arnold Poccia. (Reverse Subdivision) Robert Beers. This is a reverse subdivision. The location map scale will need a waiver. Engineer McDermott said he recommends the plan for acceptance. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to accept this plan for review. (6-0) (Plan date 9/2/04) (Received 10/5/04)

## **Plan Review.**

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of this plan. Copies of the traffic study were delivered tonight, and the Engineer needs time to review them. Mike also had a meeting with Jim Connor on the landscaping. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04, 10/20/04) (**Open ended waiver signed 1/21/04**) (SEO: testing complete planning module ready for approval)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) **Open ended waiver received on 9/22/04.** (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04, 10/20/04)

DeFluri, Rose Marie. (Minor Subdivision) Effort Associates. Mike Lalli was present on behalf of this plan. Atty. McManus confirmed that Mr. DeFluri is deceased. The deed showed M/M DeFluri and the Plan showed Ms. DeFluri. Engineer McDermott said this plan is ready for approvals contingent upon comment #9 and the park & recreation Fees being received. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to approve this plan subject to Engineer McDermott's above comments. (6-0) On motion made by Dave Johnson, seconded by Dave Gordon it was voted to approve the Planning Modules. (6-0) (Plan date 5/04) (Received 8/26/04) (Accepted 9/15/04) (**90-day review ends 12/14/04**) (SEO: testing complete planning module ready for approval)

Blattner, Magda (Minor Subdivision) Steven A. Wright, PLS. The revisions to this plan were brought in tonight and Engineer McDermott did not have time to review, however there was a brief discussion on the contour lines being waived. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to waive the 2' contour lines and to table the plan. (6-0) (Plan date 8/30/04) (Received 8/31/04) (Accepted 9/15/04) (**90-day review ends 12/14/04**) (SEO: testing complete no module submitted)

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60 day 11/19/03) (90 day 2/11/04) (60 day 5/19/04, 8/15/04) (90 day 10/16/04) (Revised 1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04, 10/20/04) (SEO: soils testing currently being performed by Del-Val soils) (**90-day waiver will expire 1/13/05**)

**Sketch Plan.**

Dunkin Donuts. (Land Development) Kenderian Zilinski Associates. This plan is proposed on the south side of Rte 209 across from Bush Lane. This is a 2-acre parcel out of a 64-acre tract. Primary issues discussed included traffic impact and storm-water control. A lengthy discussion ensued per HRG's comment letter dated 10/20/04.

Business from the Planning Commission. Saldo Workshop is tomorrow night and this is the last one for this session. Thank you all who attended.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 8:30 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary